

**DESIGN REVIEW ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
THURSDAY, NOVEMBER 19, 2015
ROOM 400
TOWN HALL, WEST HARTFORD, CT**

Call to Order/Roll Call: 4:30 P.M.

ATTENDANCE:

DRAC: Sheldon Crosby, Vice-Chair (not present for vote on minutes); Members: Gordon Binkhorst, Fred Fritz; and Alternate: Kimberly Parsons-Whitaker

Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

REFERRAL FROM TOWN COUNCIL:

27 Park Road and 14 Ringgold Street - *Application on behalf of Center Development Corporation, contract purchaser and intended developer, and The Sisters of Saint Joseph, the owner of the property known as 27 Park Road and 14 Ringgold Street, to rezone a majority of the property from R-6 to RM-MS and then to designate the rezoned area to a Special Development District (SDD #145) to facilitate the redevelopment and reuse of the existing primary building and the construction of a new residential building containing 310 apartments units and 36 residential living units together with all associated parking, landscaping, lighting and signage. (Town Council receipt on October 27, 2015. Town Council public hearing scheduled for December 10, 2015. Initial DRAC Study Session on February 4, 2015. Additional study sessions on February 25, March 18, April 9 and October 21, 2015. DRAC receipt on November 4, 2015.)*

The Town Planner, Todd Dumais briefly introduced the application. He noted that this is the second formal meeting as a referral from the Town Council. He then noted that the applicant was asked to review look at a number of elements of the plan including increasing the landscaping element/screening within and adjacent to the parking areas, particularly the southerly area and additional architectural changes and details to the northeast corner and southerly façade of the building.

The applicant's landscape architect presented changes made to the plans based on DRAC's November 4th meeting. They addressed staff and DRAC comments making the radius of the curb a little wider and architectural changes to address the air flow in the garage. In response to neighborhood outreach they added a Magnolia tree and evergreens to the lot at 14 Ringgold Street. Also added were additional islands with landscaping along the north side of the south parking area. The landscaping to the south of the rear parking area was also modified to include more Spruce and Fir trees for a denser vegetative planting mass. Details of the gate along Park Road were also presented.

DRAC noted the additional islands added to the north side appeared to be transferred from the south side leaving that area without any islands/landscaping. This was unacceptable to DRAC and they expressed the need for islands and landscaping to break up the sight line of this continuous line of parking. At least two islands were recommended.

Northeast Collaborative Architects (NCA) presented a PowerPoint presentation of the architecture. Various elevations and façade details were reviewed. NCA explained the proposed changes to the northeast corner of the building including the raising of the pediment, increased size of the cap stones and the additional brick detailing.

DRAC requested additional details on the windows, a sample of the cap stone, additional landscaping of the south parking area, elevation specific details, and a roof plan for the next meeting.

APPROVAL OF MEETING MINUTES:

- November 4, 2015 – Approved 3-0 with corrections. Motion: Parsons-Whitaker / Second: Binkhorst

ADJOURNMENT: 5:45 P.M.

C: Ron Van Winkle, Town Manager
Patrick Alair, Deputy Corporation Counsel

Mark McGovern, Director of Community Services
Essie Labrot, Town Clerk

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